



May 20, 2004

Subject: The Land Development Ordinance Committee

The Land Development Ordinance Committee (LDOC) met Thursday, May 20, 2004 in the Council Chamber at City Hall to discuss rewriting Salisbury's ordinance code. In attendance were Karen Alexander, Bill Burgin, George Busby, Graham Carlton, John Casey, Phil Conrad, Steve Fisher, Mark Lewis, Edward Norvell, Rodney Queen, John Safrit, Jeff Smith, Victor Wallace, Dee Dee Wright, Diane Young, and Craig Lewis (The Lawrence Group).

Staff Present – Dan Mikkelson, Diana Moghrabi, Joe Morris, David Phillips, Harold Poole, Lynn Raker, Patrick Ritchie, John Vest, Steve Weatherford

The meeting was called to order, with Bill Burgin presiding. The minutes from the April 15 meeting were accepted as written. Members received revised Chapter 17 by mail the previous week. Chapter 18 will be discussed at the next meeting, which is June 3, 2004.

Today's discussion:

Craig Lewis began by pointing out the tables and the improved readability of this chapter. The language has been simplified and organized in three sections: Administrative, Quasi Judicial, and Legislative. The chapter now includes second minor works that was omitted previously. David Phillips explained how minor works expedites the process for items such as a building sign that formerly had to go to full commission (HPC for example).

Section 17.9 (Alternate Methods of Compliance) was singled out as "a model" for others going through this process. It is well-done.

One observation included a table that needs to be reversed on page 17-9.

Section 17.10 was discussed at length. Questions were raised about the 10,000 square foot limitation and whether that is a figure we want to keep. (It used to be 60,000 sq. ft.) Examples of where this could be an administrative process are in cases concerning churches, schools, and industrial parks. Standards would be in place. When does it become public process rather than staff?

The discussion moved to “what requires a *special use permit*?” Perhaps a matrix could be included to clarify the subject. This prompted an explanation of *conditional use*.

Members where shown maps of the current zoning and that which is being proposed.

It was decided to hold a public workshop on June 17.

The next committee meeting will be June 3, 2004 at 4:30 p.m. in the City Council Chamber at City Hall.

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